

Neighbors Coffee Bldg

11 NE 11th St, Oklahoma City, OK 73104

For Sale



SALE PRICE: \$10,000,000

Girma Moaning
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Offering Summary

Sale Price:	\$10,000,000
Lot Size:	1.12 Acres
Building Size:	97,000 SF

Property Highlights

- 97,000 SF historic two-story mixed-use building
- facing I-235
- Built in 1948
- Mix of Mini Storage, Executive Suites, and Warehouse
- OKC Skyline Views
- 180 space newly paved parking lot
- Prime Redevelopment opportunity

Overview

Neighbors Coffee warehouse and executive suite property available for purchase. This multi-tenant building is comprised of executive style offices and storage units. There are a total of approximately 162 self storage units and 31 executive offices.

Traffic Counts

I-235	north	99,700 AADDT
I-235	south	88,800 AADDT

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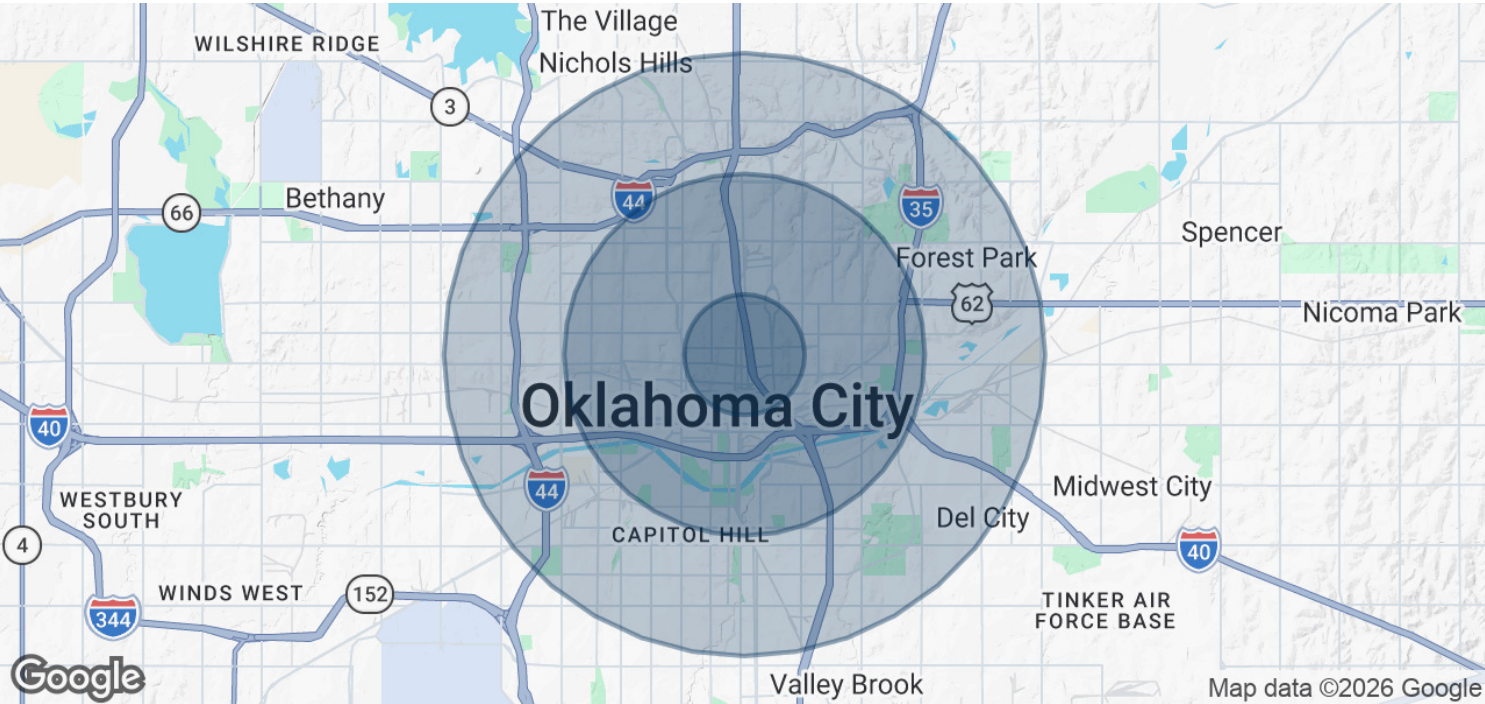
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,640	73,732	190,831
Average Age	34.4	34.3	34.1
Average Age (Male)	33.6	34.1	33.6
Average Age (Female)	34.2	34.6	34.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,333	35,947	86,402
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$76,231	\$55,839	\$54,509
Average House Value	\$202,795	\$144,405	\$127,463

2020 American Community Survey (ACS) 08282026

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